

## 2536 4 Avenue, Calgary T2N 0P4

| MLS®#:  | A2182335 | Area:   | West Hillhurst | Listing<br>Date: | 12/05/24 | List Price: <b>\$860,000</b> |
|---------|----------|---------|----------------|------------------|----------|------------------------------|
| Status: | Active   | County: | Calgary        | Change:          | None     | Association: Fort McMurray   |



| neral Information  |                  |                   |     | DOM        |           |  |
|--------------------|------------------|-------------------|-----|------------|-----------|--|
| р Туре:            | Residential      |                   |     | 16         |           |  |
| Type:              | Detached         |                   |     | Layout     |           |  |
| //Town:            | Calgary          | Finished Floor Ar | ea  | Beds:      | 3 (2 1 )  |  |
| r Built:           | 1951             | Abv Sqft:         | 839 | Baths:     | 2.0 (2 0) |  |
| <b>Information</b> |                  | Low Sqft:         |     | Style:     | Bungalow  |  |
| Sz Ar:             | 5,392 sqft       | Ttl Sqft:         | 839 |            |           |  |
| Shape:             |                  |                   |     | Parking    |           |  |
|                    |                  |                   |     | Ttl Park:  | 1         |  |
|                    |                  |                   |     | Garage Sz: | 1         |  |
| ess:               |                  |                   |     | 5          |           |  |
| Feat:              | Back Lane, Few 1 | Frees,Level       |     |            |           |  |
| k Feat:            | Single Garage D  | etached           |     |            |           |  |
|                    |                  |                   |     |            |           |  |

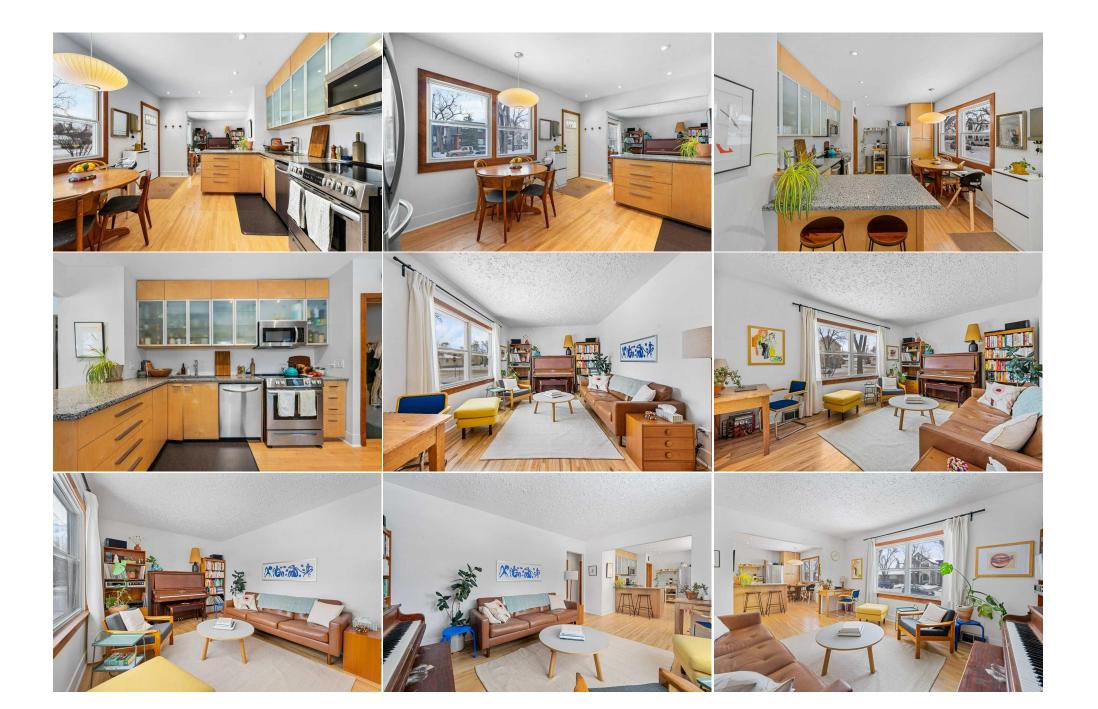
Utilities and Features

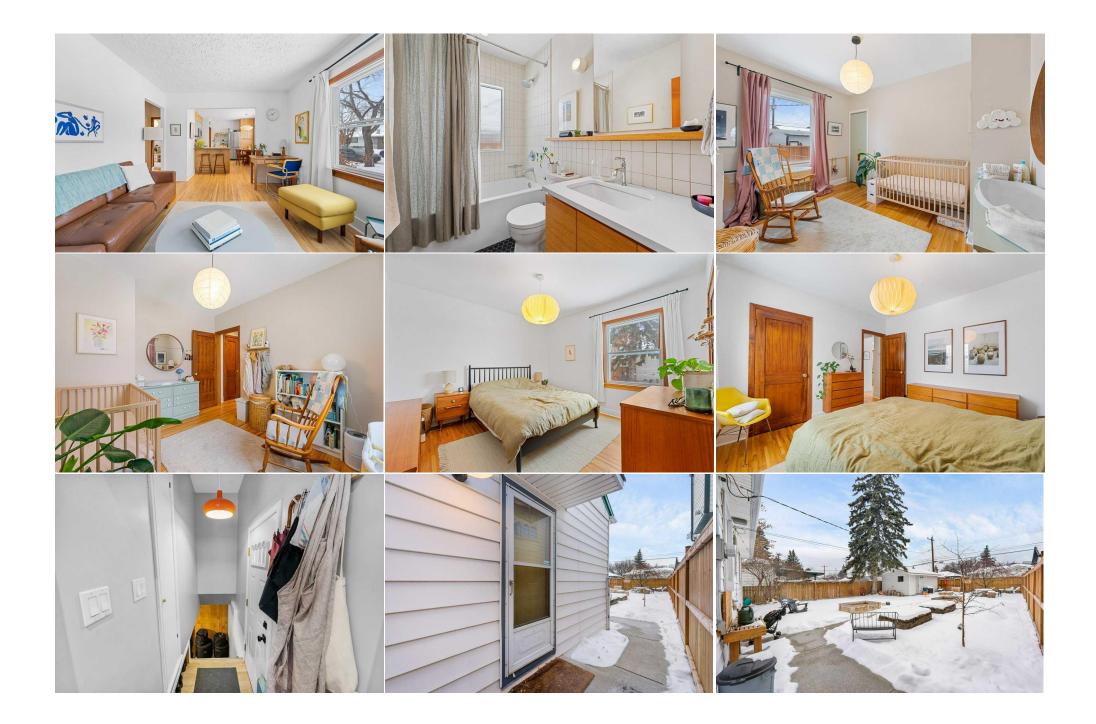
| Roof:<br>Heating:<br>Sewer:<br>Ext Feat: | Asphalt Shingle<br>Forced Air<br>None | 2   |                   | Construction:<br>Mixed,Vinyl Siding,Woo<br>Flooring:<br>Hardwood,Tile<br>Water Source:<br>Fnd/Bsmt:<br>Poured Concrete | od Frame |               |  |  |  |
|--|---------------------------------------|---|-------------------|--|----------|---------------|--|--|--|
| Kitchen Appl:<br>Int Feat:<br>Utilities: |                                       | Dishwasher,Electric Oven,Microwave Hood Fan,Washer/Dryer<br>Built-in Features<br>Room Information |                   |  |          |               |  |  |  |
| Room                                     |                                       | Level   | <u>Dimensions</u> | Room   | Level    | Dimensions    |  |  |  |
| 4pc Bathroom                             |                                       | Main  | 7`10" x 5`0"      | Bedroom  | Main     | 11`6" x 9`7"  |  |  |  |
| Kitchen                                  |                                       | Main  | 11`5" x 16`6"     | Living Room  | Main     | 11`4" x 16`6" |  |  |  |
| Bedroom - Prin                           | marv                                  | Main  | 11`5" x 11`5"     | 3pc Bathroom   | Basement | 6`10" x 5`9"  |  |  |  |
| Bedroom                                  |                                       | Basement  | 11`4" x 12`11"    | ·  |          |               |  |  |  |
|  |                                       |   |                   | Legal/Tax/Financial  |          |               |  |  |  |
| Title:                                   |                                       |   | Zoning:           |  |          |               |  |  |  |
| Fee Simple                               |                                       |   | R-CG              |  |          |               |  |  |  |

| Legal Desc:         | 7525GE  |
|---------------------|---|
|                     | Remarks   |
| Pub Rmks:           | Nestled on a picturesque, tree-lined street in the sought-after community of West Hillhurst, this delightful bungalow sits on a generous 45x120 lot. The location is<br>truly unbeatable, offering easy access to downtown, the university and the mountains. The main floor of this home has been beautifully updated, showcasing an<br>open-concept design with a bright and spacious living room, a thoughtfully designed kitchen featuring quartz countertops and high-quality stainless steel<br>appliances, two sizable bedrooms, and a stylish 4-piece bathroom. Large windows and hardwood flooring enhance the warm and inviting atmosphere throughout.<br>The fully finished basement, accessible by a separate side entrance, offers a versatile recreation room, a 3-piece bathroom, a laundry area, and ample storage<br>space. Don't sleep on this one, call your favorite agent today! |
| Inclusions:         | N/A   |
| Property Listed By: | MaxWell Capital Realty  |

## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









2536 4 Ave NW, Calgary, AB Main Floor Exterior Area 839.34 sq ft



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